

DOOR COUNTY WISCONSIN

**FORECLOSURE PROPERTIES**

To be sold by sealed bid at the October  
Finance Committee Meeting

**BIDS DUE: October 5, 2012**

**PROPERTIES AVAILABLE**

**MINIMUM BID**

<b>Page 1</b>	<b>Town of Liberty Grove</b> 018-03-07322923E – 7.25 heavily wooded acres; accessible by a private road (Fitzgerald Road).	<b>No Minimum Bid</b>
<b>Page 2</b>	<b>Town of Nasewaupee</b> 020-07-0042 – Seasonal “park model” condominium located at Hidden Ridge Resort off of Grondin Road. 816 feet of living space with 2 bedrooms. Shed and deck in back of unit.	<b>No Minimum Bid</b>
<b>Page 3</b>	<b>City of Sturgeon Bay</b> 281-46-10006600 & 281-46-10006500 – both vacant lots are grass covered with no trees; located in Sawyer Subdivision off of Clay Banks Road on Galley Place.	<b>No Minimum Bid</b>

Jay Zahn  
Door County Treasurer  
421 Nebraska Street  
Sturgeon Bay, WI 54235  
(920) 746-2286  
zahn@co.door.wi.us

## DISCLAIMER

DOOR COUNTY DOES NOT WARRANTY OR GUARANTY THE ACCURACY OF ANY INFORMATION CONTAINED WITHIN THIS PAMPHLET CONCERNING THE SUBJECT REAL ESTATE. DOOR COUNTY MAKES NO REPRESENTATIONS AS TO ZONING AND PLANNING LAWS OR REGULATIONS, LAND USE, DIMENSIONS OR ACTUAL LEGAL BOUNDARIES OF THE LAND, ACCESS TO THE LAND, TOPOGRAPHY OF THE LAND, DRAINAGE PATTERNS OF THE LAND AND NEIGHBORING PROPERTIES, WETLANDS ON THE PROPERTY, FLOODPLAIN AREAS, SOIL TYPE OR QUALITY, WATER SUPPLY OR QUALITY, OR OTHER NATURAL OR MAN-MADE FEATURES OR CHARACTERISTICS OF THE REAL ESTATE. DOOR COUNTY MAKES NO REPRESENTATIONS AS TO THE AVAILABILITY OF COMMUNITY SERVICES SUCH AS SEWAGE DISPOSAL, WASTE DISPOSAL, ELECTRICITY, NATURAL GAS/FUEL OIL/PROPANE GAS, ROAD MAINTENANCE, SNOW PLOWING, POLICE PROTECTION, FIRE PROTECTION OR OTHER SERVICES OR CONVENIENCES. DOOR COUNTY WILL NOT UNDERTAKE THE RESPONSIBILITY FOR INSPECTION, REPLACEMENT, REPAIR, REMEDIATION AND/OR CLEAN UP OF WELLS, SEPTIC SYSTEMS, HOLDING TANKS, MOUND SYSTEMS, STRUCTURES, ENVIRONMENTAL HAZARDS OR POLLUTION, OR HAZARDOUS WASTE OR MATERIALS LOCATED OVER, BENEATH, IN OR ON THE REAL ESTATE. ***THIS REAL ESTATE IS SOLD "AS IS", AND BUYER MUST TRUST TO HER/HIS OWN INSPECTION.***

DOOR COUNTY TREASURER  
JAY ZAHN

## SALE OF TAX DELINQUENT REAL ESTATE

Door County through its Finance Committee will sell the parcels of property contained in this booklet in accordance with Section §75.69 Wisconsin Statutes.

### Terms of the Sale:

Bids must be legibly printed or type written on the approved bid form. Bidders' performance may not be dependent on the happening of a contingency (e.g. financing, sale of real estate, etc.). Each bidder must submit, with each bid, a certified check, cashier's check or money order payable to the "County of Door" in a sum equal to ten percent (10%) of the bid price. Bids and deposits must be sealed in an opaque envelope labeled "Bid for Tax Delinquent Real Estate – Parcel Number \_\_\_\_\_". Bids and deposits must be received no later than **4:30 p.m. on Friday, October 5, 2012** at the Door County Treasurer's Office, 421 Nebraska Street, Sturgeon Bay, WI 54235. Bids will be submitted to the Door County Finance Committee and will be opened and considered at the Finance Committee's October, 2012, meeting at the Door County Government Center, 421 Nebraska Street, Sturgeon Bay, Wisconsin. Bids and deposits not timely received will not be accepted.

Successful bidder(s) must pay balance of purchase price within thirty (30) days of acceptance. If the successful bidder fails to perform, for any reason, the deposit shall not be refunded.

The real estate shall be sold "as is", and Buyer must trust to her/his own inspection. Door County makes no representations as to zoning and planning laws or regulations, land use, dimensions or actual legal boundaries of the land, access to the land, topography of the land,

drainage patterns of the land and neighboring properties, wetlands on the property, floodplain areas, soil type or quality, water supply or quality, or other natural or man-made features or characteristics of the real estate.

Door County makes no representations as to the availability of community services such as sewage disposal, waste disposal, electricity, natural gas/fuel oil/propane gas, road maintenance, snow plowing, police protection, fire protection or other services or conveniences. Door County will not undertake the responsibility for inspection, replacement, repair, remediation and/or clean up of wells, septic systems, holding tanks, mound systems, structures, environmental hazards or pollution, or hazardous waste or materials located over, beneath, in or on the real estate.

No abstract of title, title insurance or survey will be provided by Door County.

The Buyer shall have an evaluation of any existing private onsite wastewater treatment system completed and written report submitted to the Door County Sanitarian's Department within 15 days of the date of the scheduled closing.

Any person who was the owner of any right, title or interest in land which was lost by foreclosure of tax lien(s) by action in rem may, within two (2) years [and within six (6) years in the case of fraud] from the date of entry of such judgment commence an action to set aside the judgment pursuant to and in accordance with Section §75.521 Wisconsin Statutes.

If this sale is set aside for any reason in the future, Door County's liability to Buyer is limited to the return of the purchase price. Buyer shall have no further recourse against Door County.

The Door County Finance Committee reserves the right to reject any and all bids or to accept those it deems in good faith to be most advantageous to Door County.

The Door County Finance Committee reserves the right to waive irregularities, informalities and technical defects in bid proposals. Every bid less than the appraised value of the property shall be rejected the first time real estate is advertised for sale.

Criteria used by the Finance Committee in determining the acceptance of a bid may include:

1. Adequacy of the bid price
2. The proposed use of the real estate
3. Whether the land will be subject to real estate taxes.
4. The sale which is most advantageous to Door County.

The Door County Finance Committee may give preferential consideration to bids submitted by former owners or his/her heirs, or adjacent property owners.

If the Finance Committee determines that two (2) or more of the bids are acceptable, the bid prices are equal, all criteria is met and either or all sales would be equally advantageous to the County, the sale of said property will be determined by "lots" with the winner being awarded the parcel at the price they bid.

Conveyance shall be by quit claim deed. The Bidder shall be the Grantee.

Bid forms are available from the Door County Treasurer's Office.

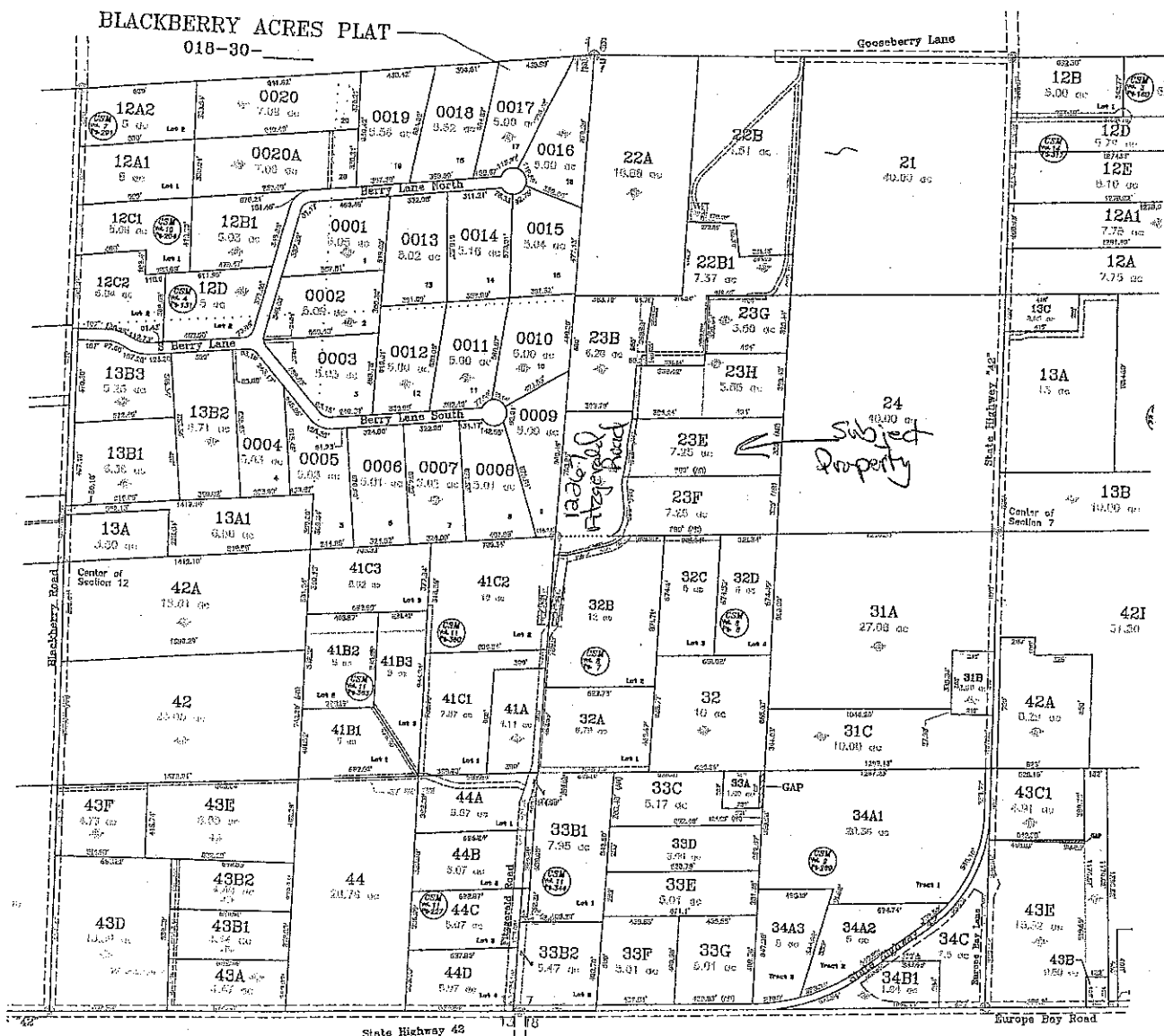
**Parcel No. 018-03-07322923E (Town of Liberty Grove)**

**Location:** Take Highway 57 north of Ellison Bay. You will cross Blackberry Road. At the intersection of County NP, turn north on Fitzgerald Road, (a gravel road directly across from County NP). Go about .55 miles on Fitzgerald Road. The property is north of a home at 12267 Fitzgerald Road and about 300 feet north of a property sign for 12301 Fitzgerald Road.

**Description/Characteristics:** The subject property is 7.25 acres in size. It is heavily wooded and access to the property is by a private road (Fitzgerald Road). There are a number of single family dwellings in the area on various size parcels.

**Assessed Value for 2011 Taxes: \$81,300    2011 Taxes: \$688.50**  
**Equalized Value for 2011: \$73,600**

**NO MINIMUM BID REQUIRED.**



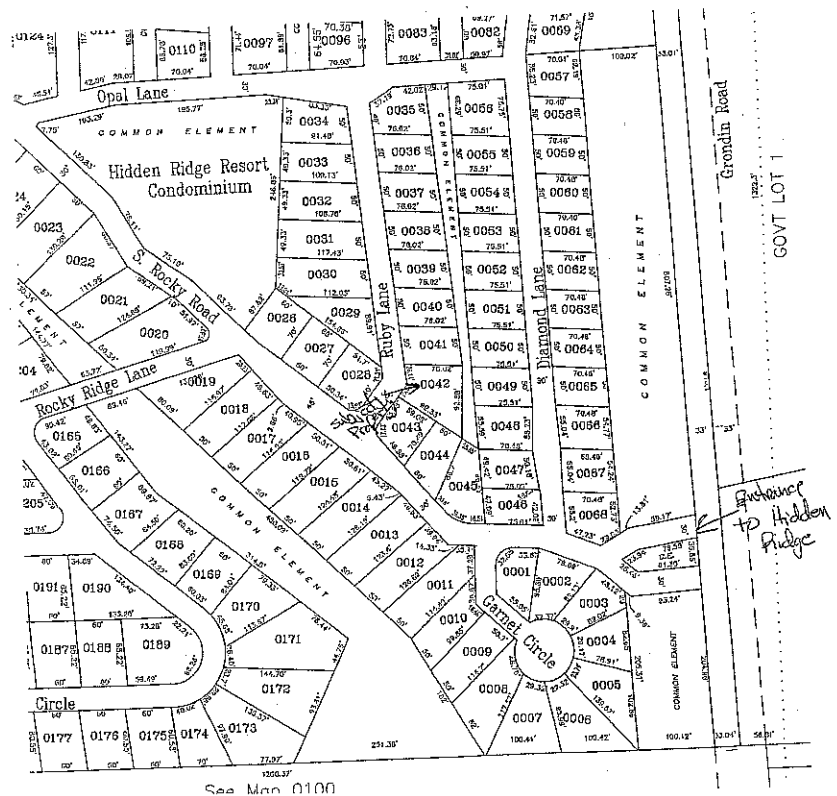
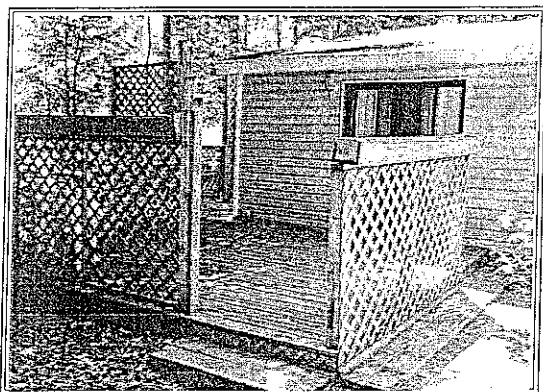
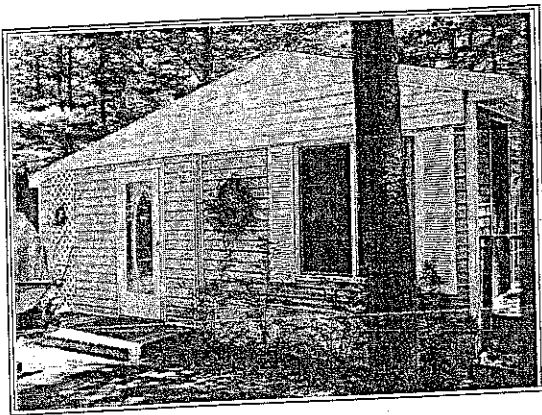
**Parcel No. 020-07-0042 (Town of Nasewaupee)**

**Location:** This property is a condominium unit 42 (Park Model) at Hidden Ridge Resort. It is located at 3652 Ruby Lane. To get to the unit take Highway C from the City of Sturgeon Bay. At Grondin Road turn north. The resort is about a mile north on the west side of the road. The resort has a gated entrance so if you wish to look at the unit, contact the Door County Treasurer to set up a viewing of the property.

**Description/Characteristics:** The unit on this property has approximately 816 feet of living space. It has two bedrooms, bath, kitchen, living room and dining area. It also has a deck with an area of approximately 230 square feet. Some of the bedroom and closet areas have open studs and a dark substance is noted by the appraiser. There is a small storage shed on the property. Occupancy is restricted to approximately 6 months of the year so you would want to check condominium rules, restrictions and fees to be part of this association.

**Assessed Value for 2011 Taxes: \$57,200      2011 Taxes: \$721.21**  
**Equalized Value for 2011: \$57,900**

**NO MINIMUM BID REQUIRED.**



Parcel No. 281-46-10006600 (City of Sturgeon Bay)  
Parcel No. 281-46-10006500 (City of Sturgeon Bay)

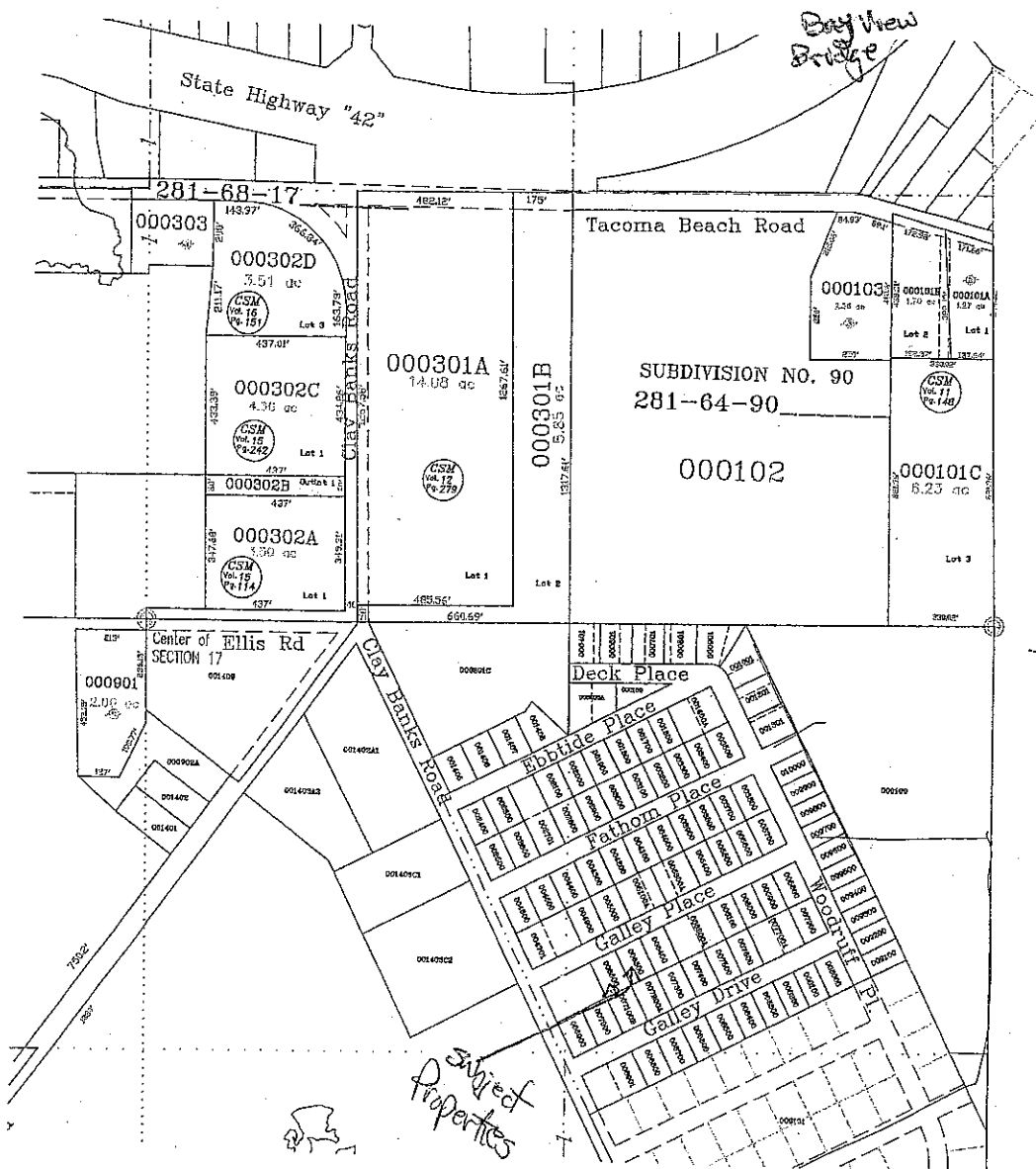
**Location:** Take Highway 42-57 just south of the Bay View Bridge to Clay Banks Road. Follow Clay Banks Road to 1362 Clay Banks Road. At Galley Place turn into the Sawyer Subdivision. Lot 65 is directly to the east of the residence at 1362 Clay Banks Road. Lot 66 is directly east of Lot 65.

**Description/Characteristics:** Both vacant lots are grass covered with no trees. There are a number of single and multifamily residences in the subdivision.

(The tax information provided is for each property)

Assessed Value for 2011 of each lot: \$19,500  
Taxes for 2011 of each lot: \$416.78  
Equalized Value for 2011 of each lot: \$19,300

**NO MINIMUM BID REQUIRED.**



## BID AND PURCHASE AGREEMENT

I, We \_\_\_\_\_

adult(s) residing at \_\_\_\_\_

\_\_\_\_\_ ("Purchaser") hereby agree to purchase

Parcel Number \_\_\_\_\_ from the County of Door subject to the terms and conditions set forth herein.

1. The purchase price for the real estate shall be \$ \_\_\_\_\_. Purchaser agrees to pay the purchase price (less deposit) in cash or by certified check or bank draft within 30 days of acceptance of this Bid and Purchase Agreement by the County of Door.
2. Purchasers' performance may not be dependent on the happening of a contingency (e.g. financing, sale of real estate, etc.).
3. A deposit, in the form of a certified check, cashier's check, or money order payable to the "County of Door", in a sum equal to ten percent (10%) of the purchase price, must accompany this Bid and Purchase Agreement. If this Bid and Purchase Agreement is accepted by the County of Door and the Purchaser defaults, Purchaser shall forfeit this sum to the County of Door.
4. Conveyance shall be by quit claim deed. A quit claim deed passes any title, interest or claim which the grantor may have in the real estate, but does not profess that such title is valid, nor contains any warranty or guaranty of title. Purchaser shall be the grantee.
5. No abstract of title, title insurance, or survey will be provided by the County of Door to Purchaser.
6. The real estate shall be sold "as is", and Purchaser must trust to her/his own inspection. Door County makes no representations as to zoning and planning laws or regulations, land use, dimensions or actual legal boundaries of the land, access to the land, topography of the land, drainage patterns of the land and neighboring properties, wetlands on the property, floodplain areas, soil type or quality, water supply or quality, or other natural or man-made features or characteristics of the real estate. Door County makes no representations as to the availability of community services such as sewage disposal, waste disposal, electricity, natural gas/fuel oil/propane gas, road maintenance, snow plowing, police protection, fire protection or other services or conveniences. Door County will not undertake the responsibility for inspection, replacement, repair, remediation and/or clean up of wells, septic systems, holding tanks, mound systems, structures, environmental hazards or pollution, or hazardous waste or materials located over, beneath, in or on the real estate.
7. The Purchaser shall have an evaluation of any existing private onsite wastewater treatment system completed and written report submitted to the Door County Sanitarian's Department within 15 days of the date of the scheduled closing.
8. Purchaser is aware that any person who was the owner of any right, title or interest in land which was lost by foreclosure of tax lien(s) by action in rem may, within two (2) years in cases other than fraud [and within six (6) years in the case of fraud] from the date of entry of such judgment commence an action to set aside the judgment pursuant to and in accordance with Section §75.521 Wisconsin Statutes.

9. If this sale is set aside for any reason in the future, the County of Door's liability to Purchaser is limited to the return of the purchase price. Purchaser shall have no further recourse against the County of Door.
10. The County of Door reserves the right to reject any and all bids or to accept those it deems in good faith to be most advantageous to the County of Door. Every bid less than the appraised value of the property shall be rejected the first time real estate is advertised for sale.

Criteria used by the County of Door in determining the acceptance of a bid may include:

1. Adequacy of the bid price
2. The proposed use of the real estate
3. Whether the land will be subject to real estate taxes
4. The sale which is most advantageous to Door County

The County of Door may give preferential consideration to bids submitted by former owners or his/her heirs, or adjacent property owners.

11. If the County of Door determines that two (2) or more of the bids are acceptable, the bid prices are equal, all criteria is met and either or all sales would be equally advantageous to the County, the sale of said property will be determined by "lots" with the winner being awarded the parcel at the price they bid.
12. Any time constraint set forth herein may be extended at the discretion of the County of Door.
13. The County of Door reserves the right to waive irregularities, informalities and technical defects in bid proposals.
14. This Bid and Purchase Agreement constitutes the entire agreement between the Purchaser and County of Door, and no oral statements or promises shall be valid or binding.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2012.

### BIDDER(S)/PURCHASER(S)

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

\*\*\*This Bid and Purchase Agreement must be fully completed, legibly written or typed, and may not be altered. This Bid and Purchase Agreement, and deposit, must be sealed in an opaque envelope, labeled "Bid for Tax Delinquent Real Estate – Parcel No. \_\_\_\_\_" and timely delivered to and received by the Door County Treasurer's Office, 421 Nebraska Street, Sturgeon Bay, Wisconsin 54235.